



Development Activity Report



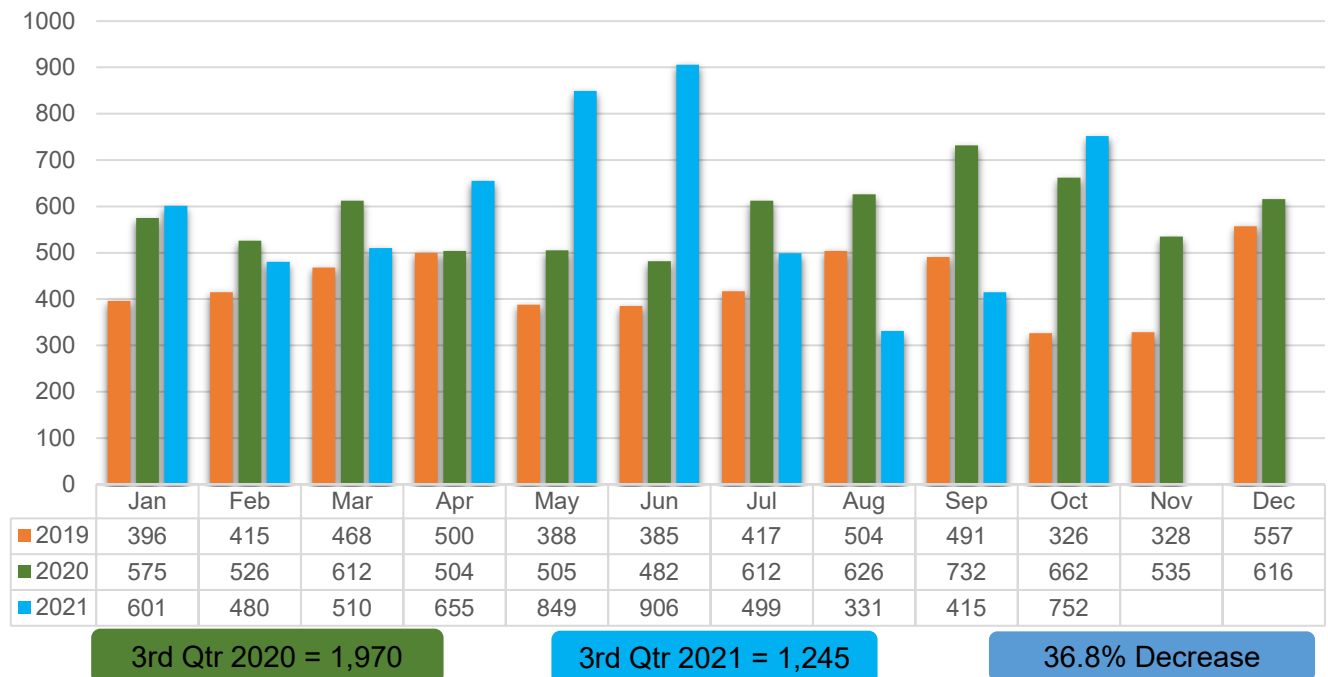
October 2021

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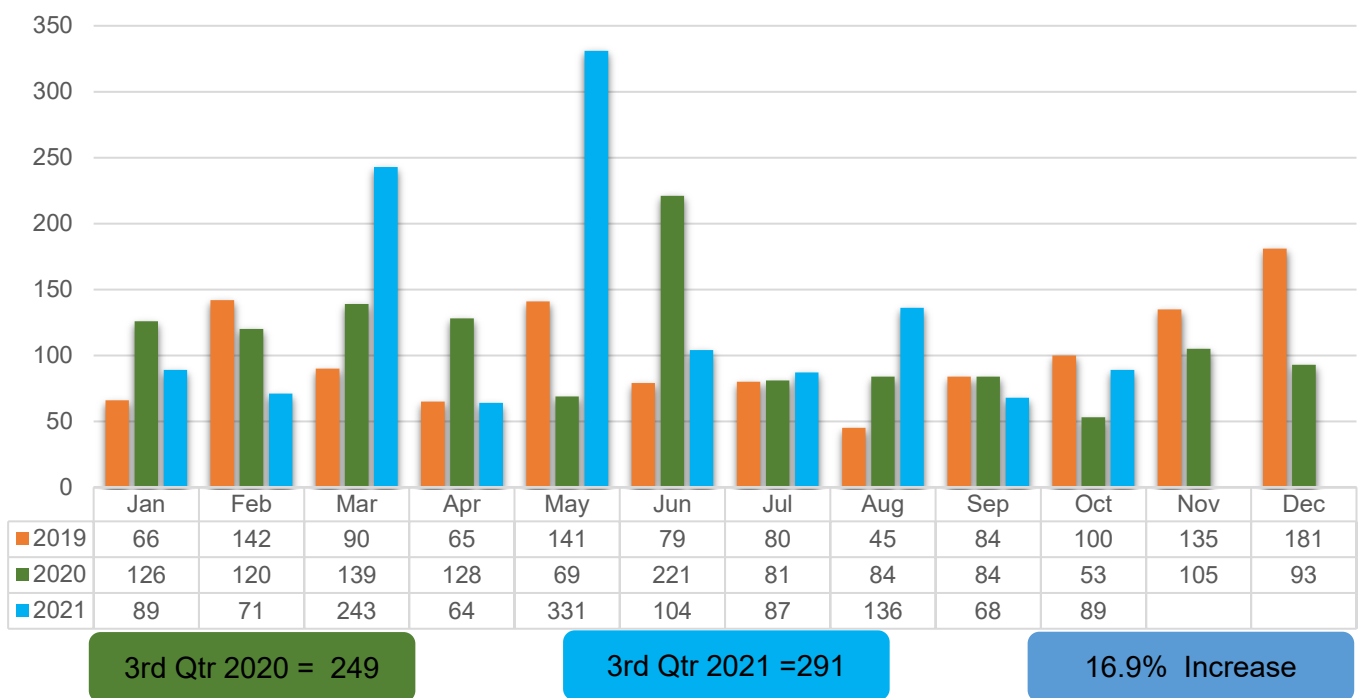
Building Permits

New Single Family Permits



All data is in calendar year

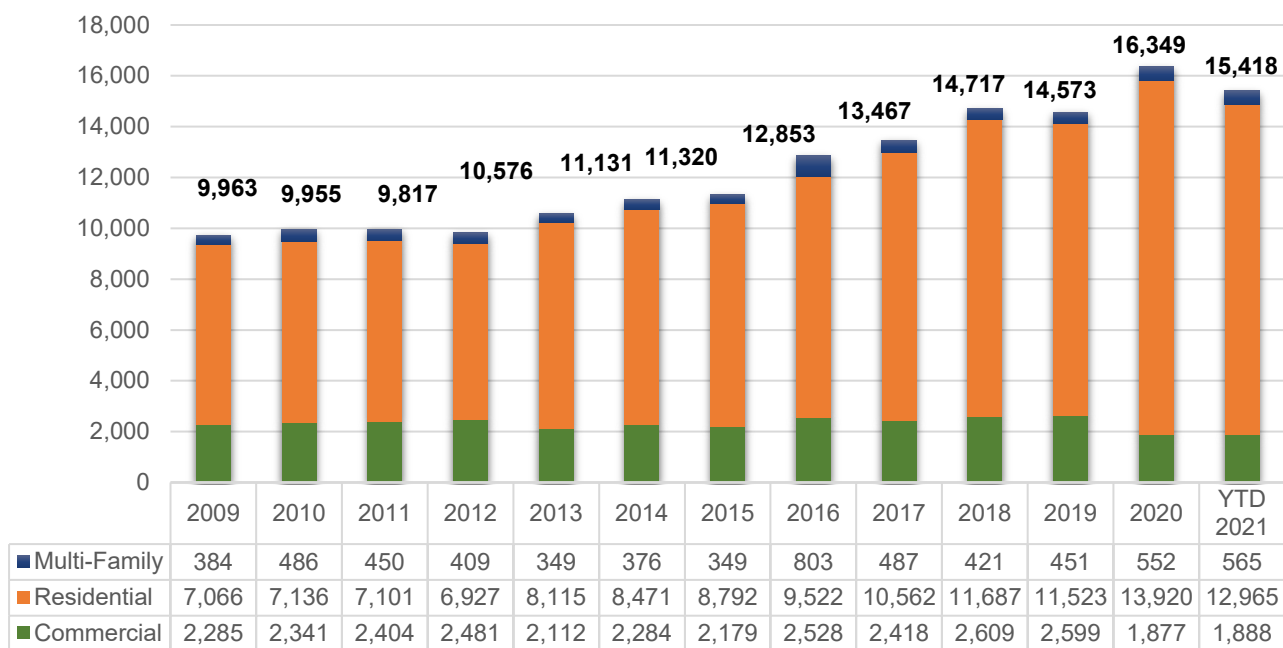
New Commercial Permits



All data is in calendar year

Building Permits

Building Permit Comparison



All data is in calendar year

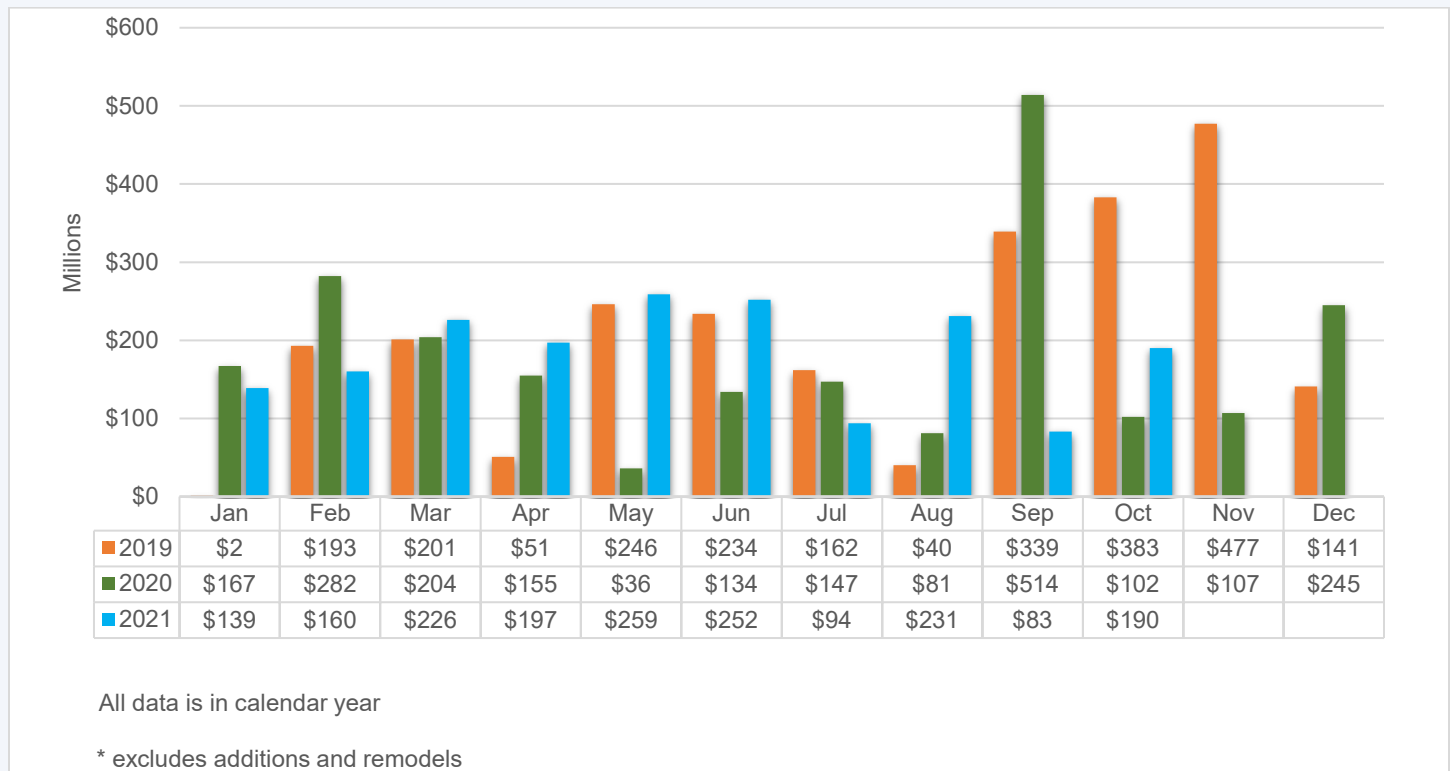
Total Commercial Valuation



All data is in calendar year

Building Permits

New Commercial Permits Valuation



Permit Valuation Comparison

Category	Current Month	Prev. Month	Difference M-M	Prev. Year	Diff. Y-Y %	Year to Date CY20 vs CY21		
	Oct-21	Sept-21	%	Oct-20	Oct 20 vs Oct 21	Jan-Oct 2020	Jan- Oct 2021	Diff
New SF Permits	752	415	337 81%	662	90 14%	5836	5998	162 3%
New SF Value	\$116.7M	\$75.7M	\$41.0M 54%	\$118.6M	-1.9M -2%	\$1.0B	\$1.1B	\$87.7M 9%
New Comm Permits	89	68	21 31%	53	36 68%	1105	1282	177 16%
New Comm Value	\$190.1M	\$83.4M	\$106.7M 128%	\$102M	88.1M 86%	\$1.8B	\$1.8B	-\$26.M -1%

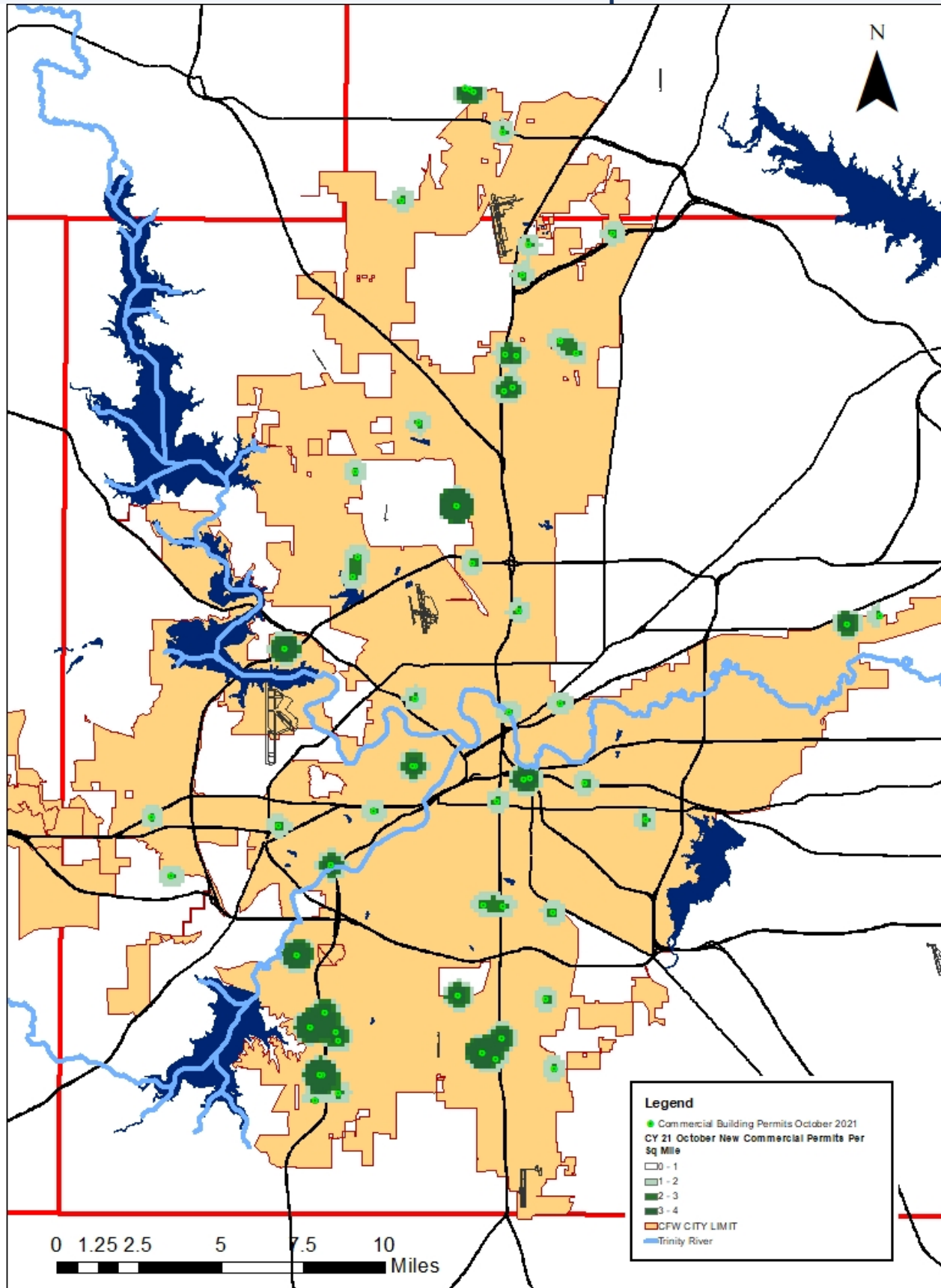
Building Permits

Large Commercial Projects

October Large Commercial Projects				
Address	Council District	Project Name	Work Description	Valuation
3300 Camp Bowie Blvd	7	Cultural District Fort Worth Hotel	New Construction of 200 unit, 6 story hotel and Sub-Level Parking Garage	\$51,345,000
3230 Camp Bowie Blvd	7	Museum Place 8 story Office Building & 6 story Garage	New Construction of 8 story Office Building and 6 Story Garage	\$41,000,000
13750 North Fwy	7	Alliance Center East No. 1, LTD	New Construction of Industrial Building	\$40,000,000
2900 S University Dr	3	TCU Sadler Hall	Remodel to Create New Offices and Classrooms and Install Exterior Railings	\$14,005,700
412 W Bolt St	9	Trinity Basin – Bolt Campus	New Construction of Charter School	\$9,534,968
5773 Risinger Rd	6	Silver Dollar Self Storage	New Construction of Single Story Storage Building A, B, C and Office	\$6,513,675
1640 Altamesa Blvd	8	Idea Public School Phase 2	New Construction of Phase II Public School	\$5,800,000
11900 South Fwy	6	Saddle Creek	Remodel of Office/Warehouse	\$5,119,392
13901 Aviator Way, Suit# 100	7	Alliance Airport - FBO Relocation	Remodel of Existing Space to Alliance Airport FBO	\$5,022,200
6800 N Blue Mound Rd	2	Assured Self Storage - Bldg E	New Construction Mini Storage/Warehouse - Office/Apartment and Bldg E	\$5,000,000
15469 Northlink Dr Suite 141	7	Challenge Manufacturing	Change of Use With Remodel From Office/Warehouse to Office/Warehouse/Manufacturing	\$5,000,000
15245 Heritage Pkwy	7	Frazier Industrial Company	Remodel / Install Storage Racking inside existing building	\$4,905,037
13309 Boaz Ranch Rd	7	Fairfield Inn and Suites	New Construction of 4 Story Hotel	\$4,557,700
11277 N Beach St	7	Keller ISD Agricultural Barn	New Construction of Keller ISD Agricultural Barn	\$4,000,000
10760 Tube Dr	5	Arrow Leasing – Building A3	New Construction of Office/Warehouse	\$3,605,560
3255 Bell Flight Blvd	5	SIM Lab Remodel / Bell	Remodel of Office Space and Corner Infill	\$3,000,000
11501 North Fwy	7	Wood Distribution Solutions	Remodel of Office/Warehouse	\$2,969,000
1100 NW 18th St	2	Northside Community Center	Remodel of Gymnasium, Lobby, Outdoor Space, Utilities and New Dumpster Enclosure	\$2,800,000
3255 Bell Flight Blvd	5	Bell Helicopter Building 24 Phase 2	Remodel of Lab and Print Areas	\$2,763,974
7151 Jack Newell Blvd S	4	Allied Electronics & Automation Office Renovation	Remodel of Office	\$2,500,000
12600 Willow Springs Rd	7	Willow Springs Diamond Club Building	Remodel of Multi-Use Building, Offices Spaces and Banquet Hall	\$2,500,000
16200 Three Wide Dr 100	7	City Electric Supply Racking	Remodel / Install 3 Level Pick Module and Pallet Rack System	\$2,302,149
7345 Canyon Park Dr	6	DDP Fort Worth, LP	New Construction of 1 Story Day Care Center and Playground	\$2,288,966
2501 E Seminary Dr	8	Camp Worth	New Construction of Adolescent Care Facility	\$2,281,434
1301 Pennsylvania Ave	9	BT-G MRI Suite	Remodel Kitchen Space into an MRI Room	\$1,700,000
1300 W Terrell Ave	9	THFW Klabzuba Tower Suite 300	Remodel of Medical Office	\$1,565,000
4065 South Fwy	9	Metro Golf Cars	New Construction of Metal Building	\$1,308,000
2949 Amador Dr	4	P.F. Chang's Alliance	New Construction of Restaurant	\$1,200,000
801 W Cannon St	9	Texas Health Family Care	Remodel of Building to Create a Medical Office	\$1,150,000
2400 Riverside Dr	8	Riverside Storage - Building B	New Construction of Storage Facility	\$1,102,906
10301 N Riverside Dr	4	Tacara Village	Remodel of Roof for Bldg 1	\$1,008,335
3264 Lackland Rd	3	Mother and Unborn Baby Care of North Texas	New Construction of Office Building	\$1,000,000

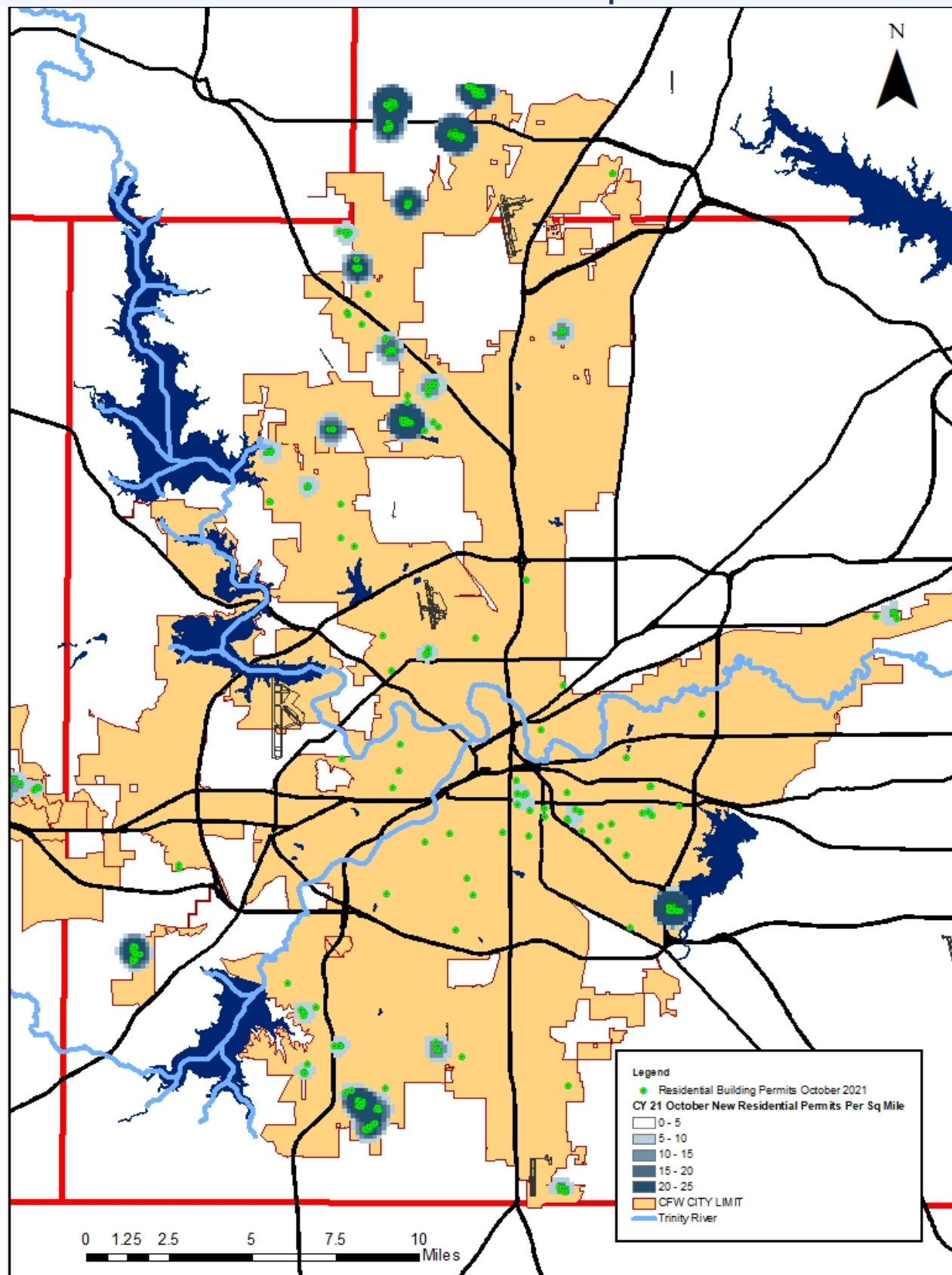
Building Permits

October 2021 New Commercial Permits Heat Map



Building Permits

October 2021 New Residential Permits Heat Map

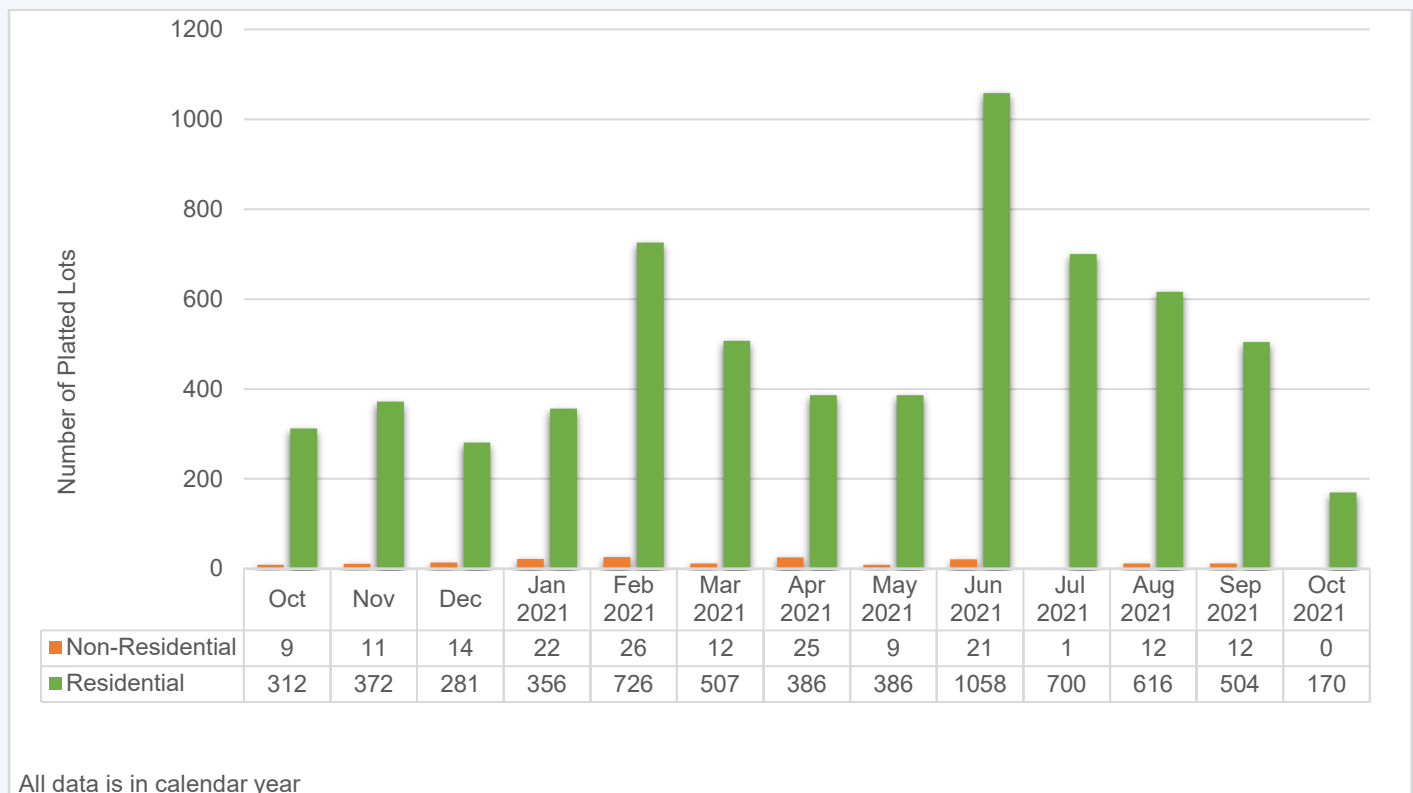


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2017	2018	2019	2020	YTD 2021
Cycle Complete	52	52	52	54	43
Total Projects	170	148	181	153	130
Avg. Project Total Per Cycle	3.27	2.85	3.48	2.83	3.00
Total Accepted Projects	156	139	143	136	112
Plan Rev. & Ret w/n 14 days	95%	98%	94%	99%	100%

*All data is in calendar year

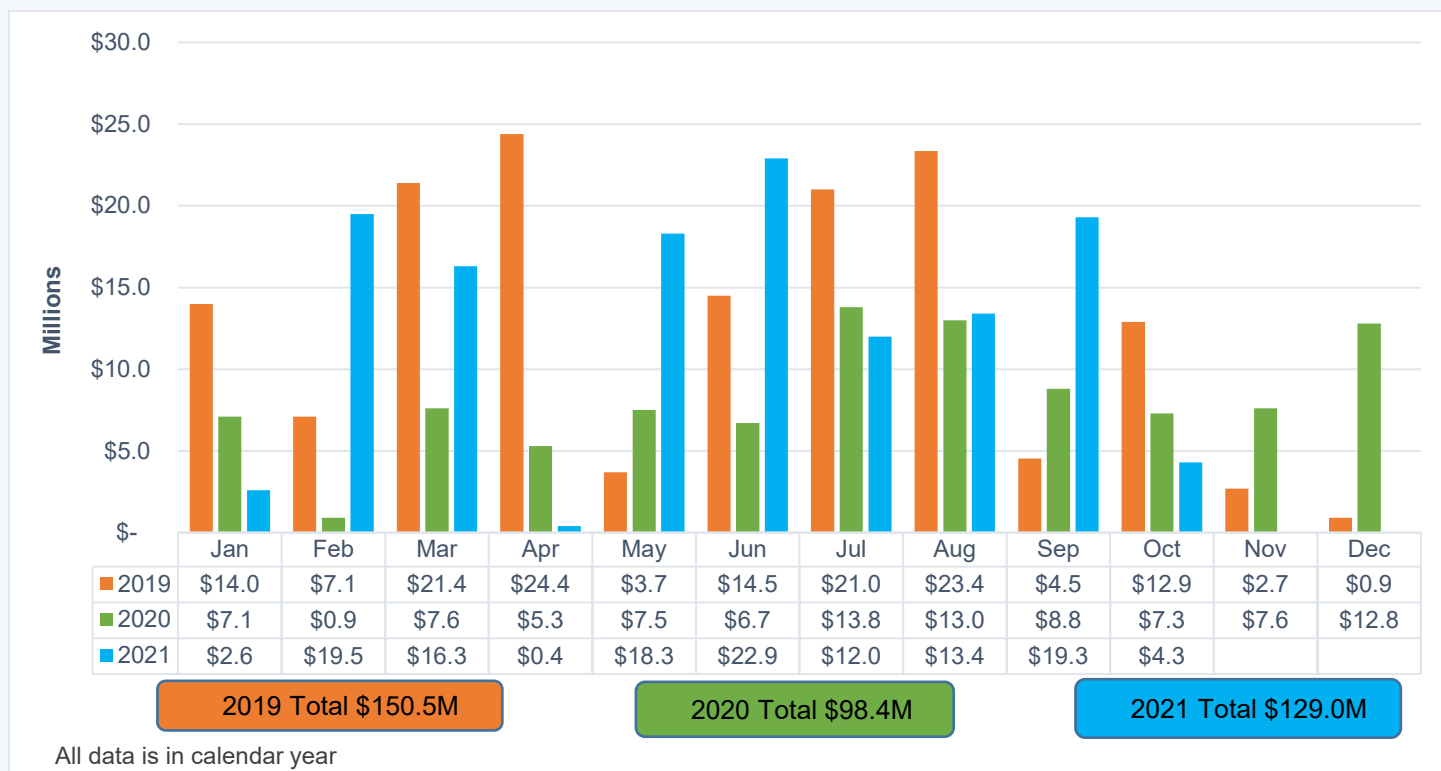
IPRC Quarterly Details

IPRC Quarterly Report	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Cycles	13	13	13	4
Total Projects	38	39	36	16
Avg. Projects Per Cycle	2.90	3.00	2.80	4.00
Avg. Accepted Projects Per Cycle	3.23	2.60	3.60	3.60
Plan Rev. & Ret w/n 14 days	100%	100%	92%	100%

*All data is in calendar year

Infrastructure

Public Infrastructure Residential Projects

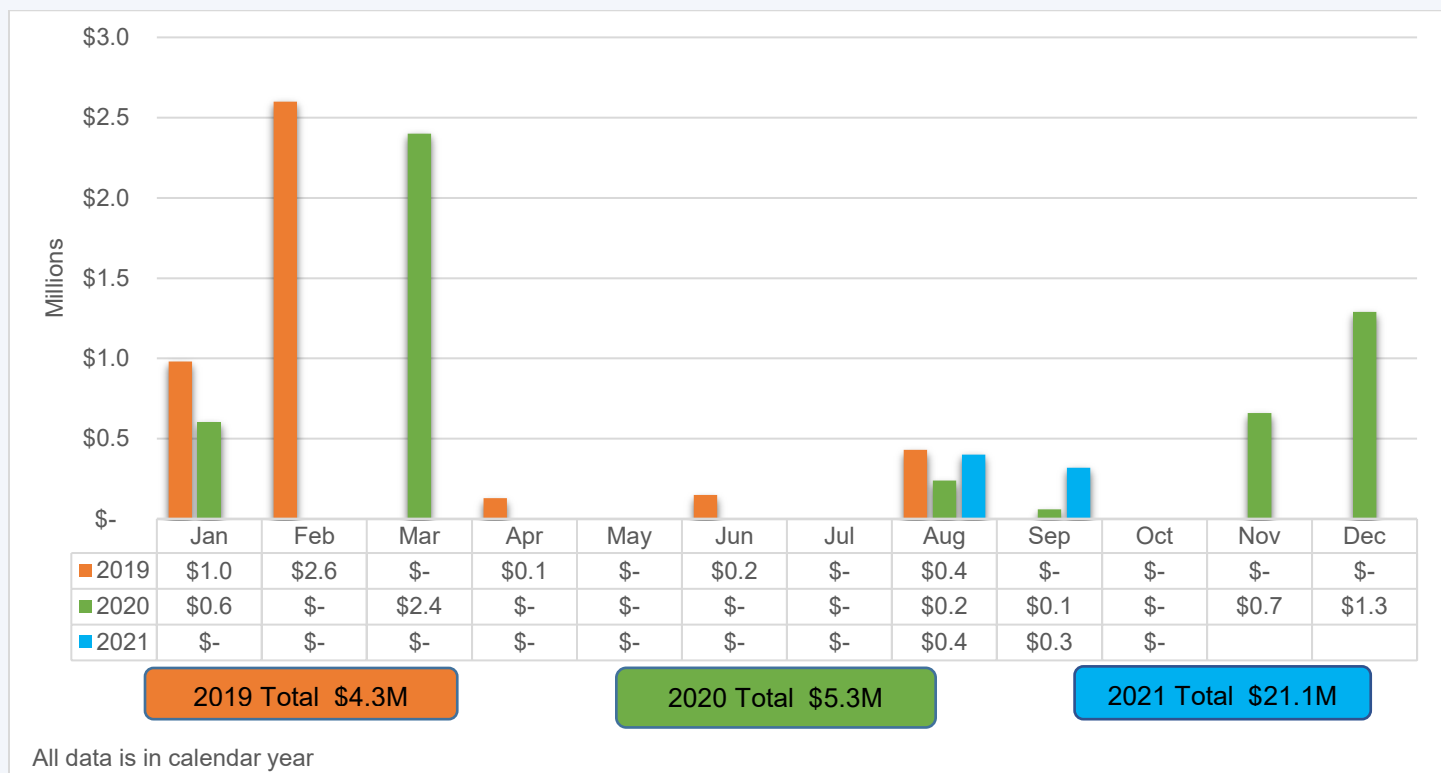


Public Infrastructure Commercial Projects

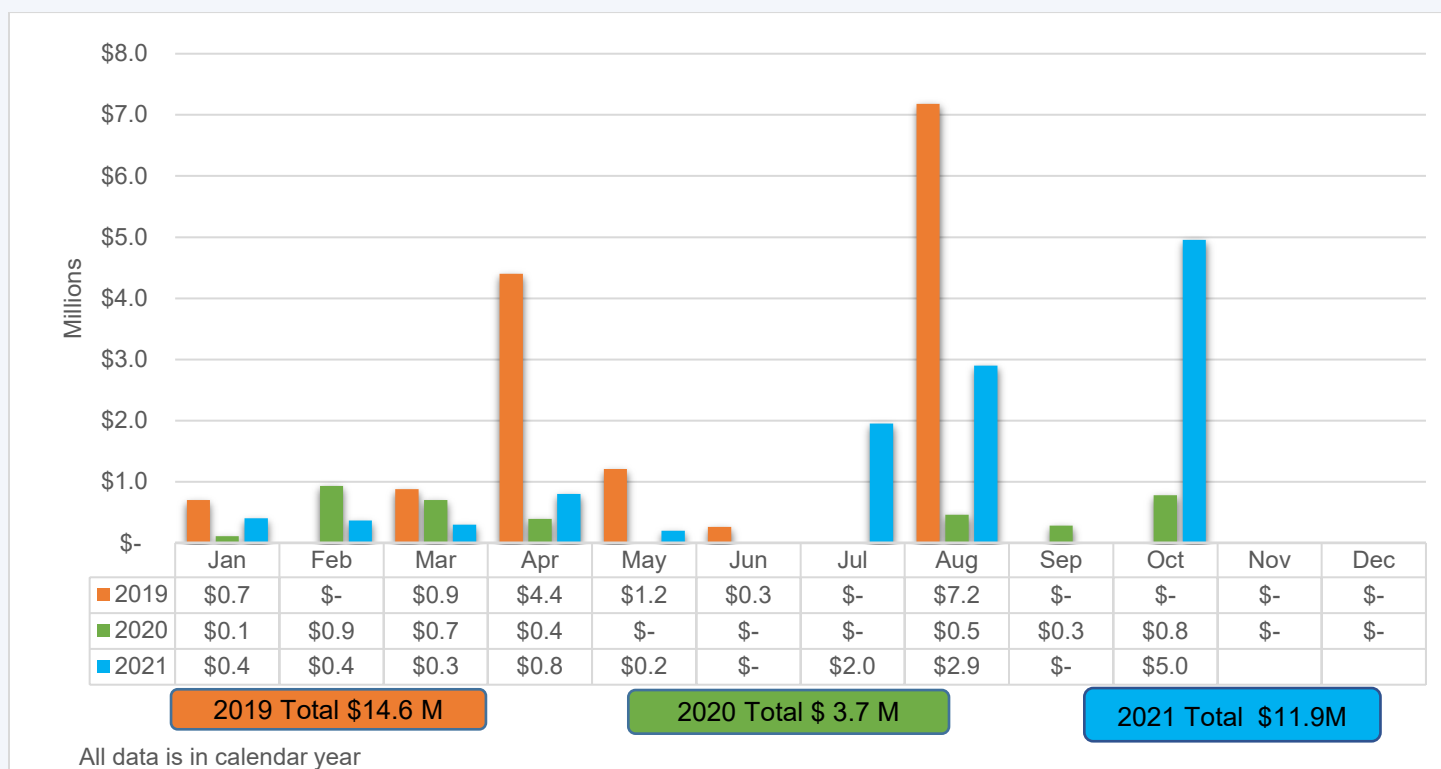


Infrastructure

Public Infrastructure Industrial Projects

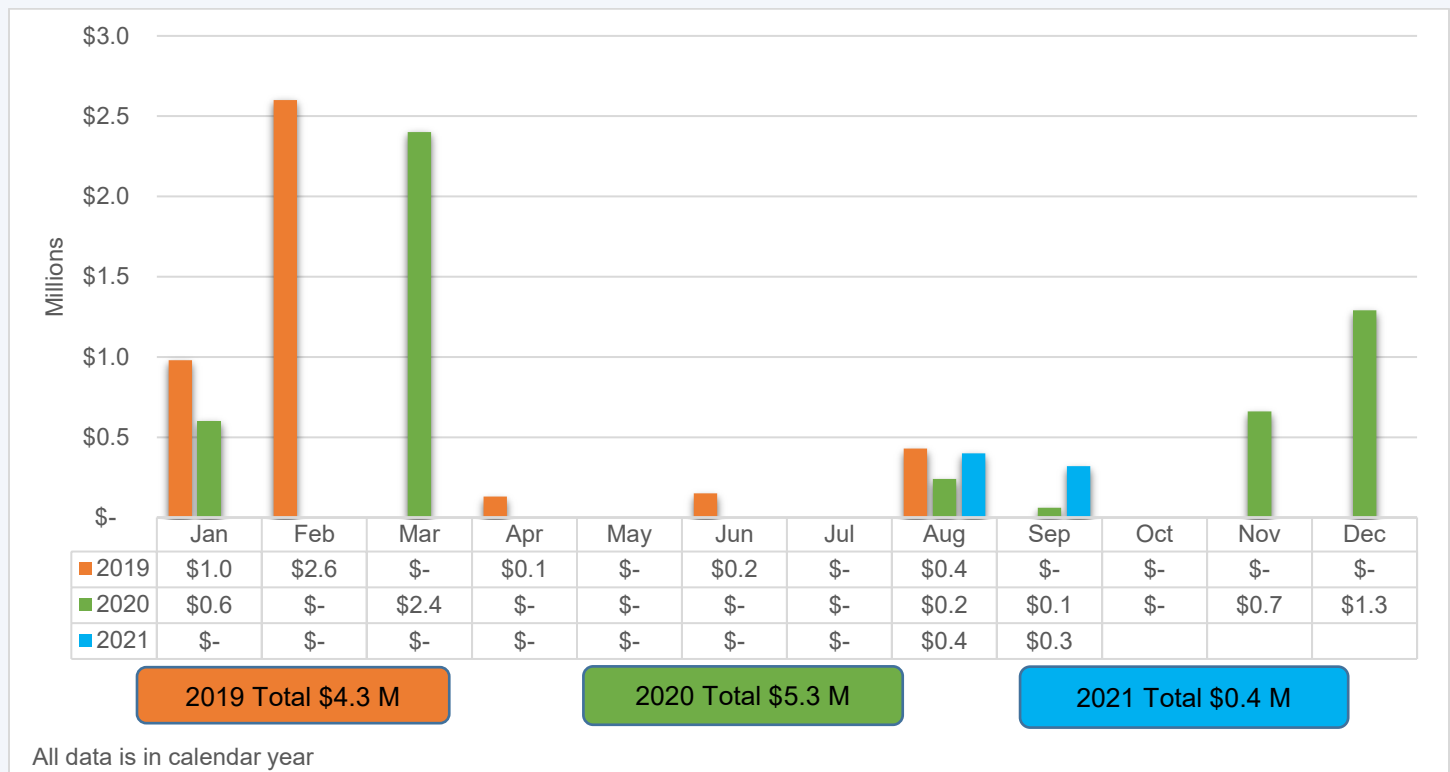


Public Infrastructure Multi-Family Projects



Infrastructure

Public Infrastructure Institutional Projects



Stormwater

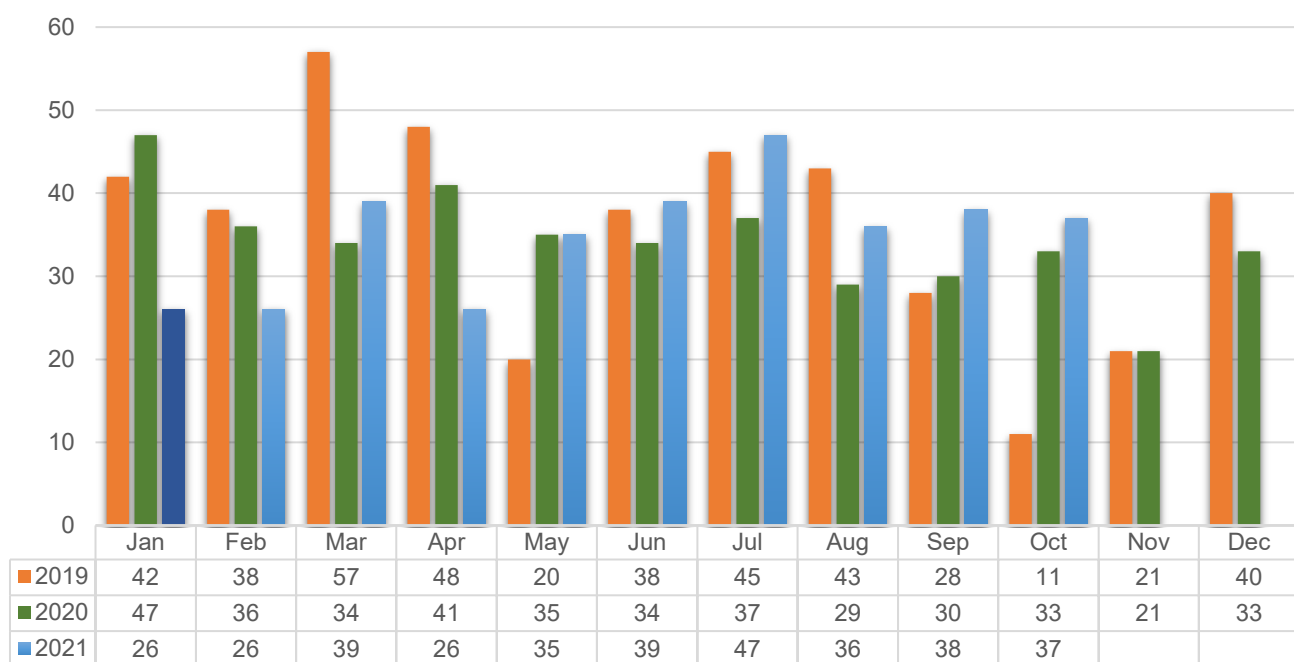
Stormwater Review Performance

Stormwater Review Performance	CY '20	CY '21	Oct 21
Avg. Review Time (days)	6.8	7.5	7.27
Num. Review Completed	1,200	535	122
% completed in 10 business days or less	97.6	92.1	92.4
Avg. IPRC Review Iterations (City)	2.5	2.8	2.6
Avg. Drainage Studies Iterations (City)*	2.4	3.2	3.2
Overall Customer Satisfaction Rating (1-5 scale)	4.8	4.0	1.0
Num. of Surveys Taken **	41.0	0.0	2

* Item tracked as a result of HB 3167

** These items will be discontinued and will be zeroing out

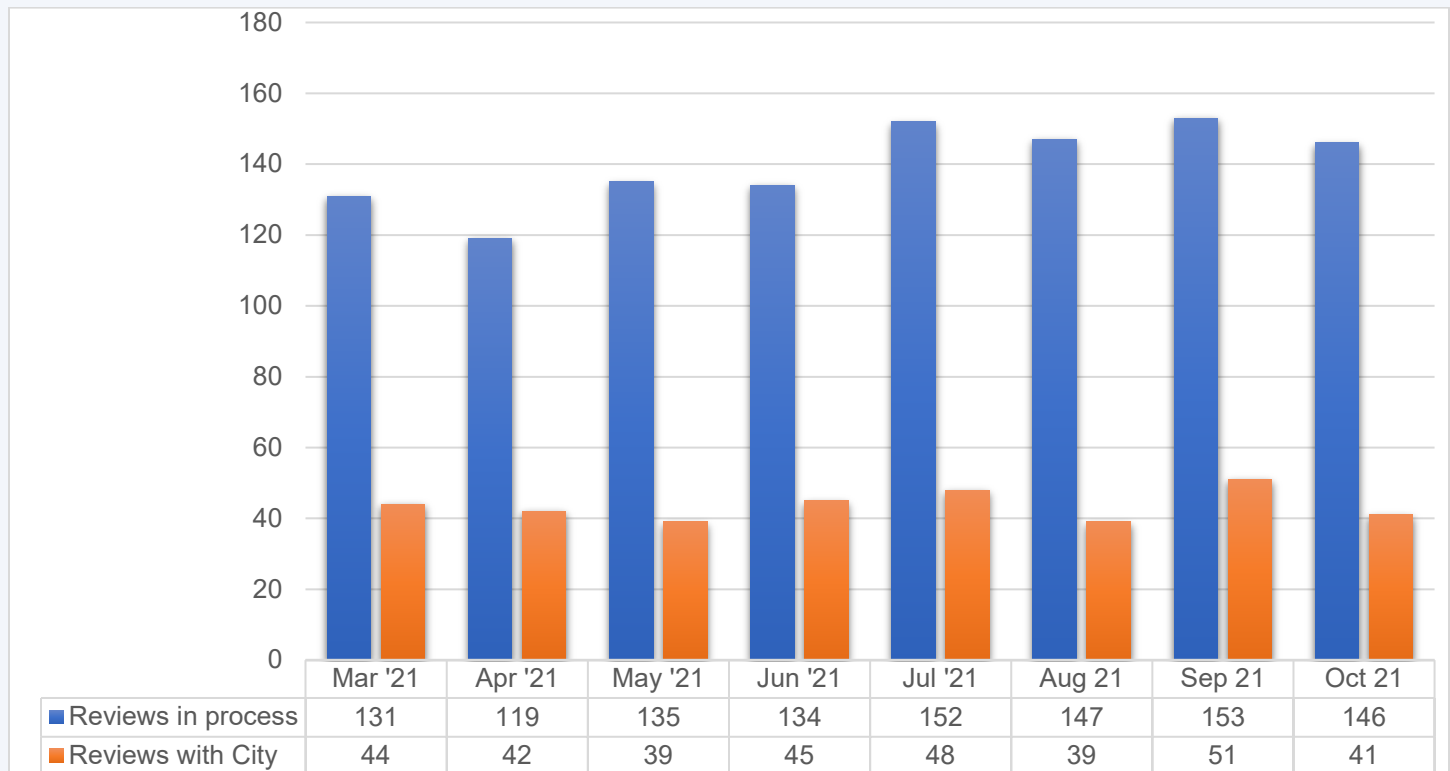
New Stormwater Submissions



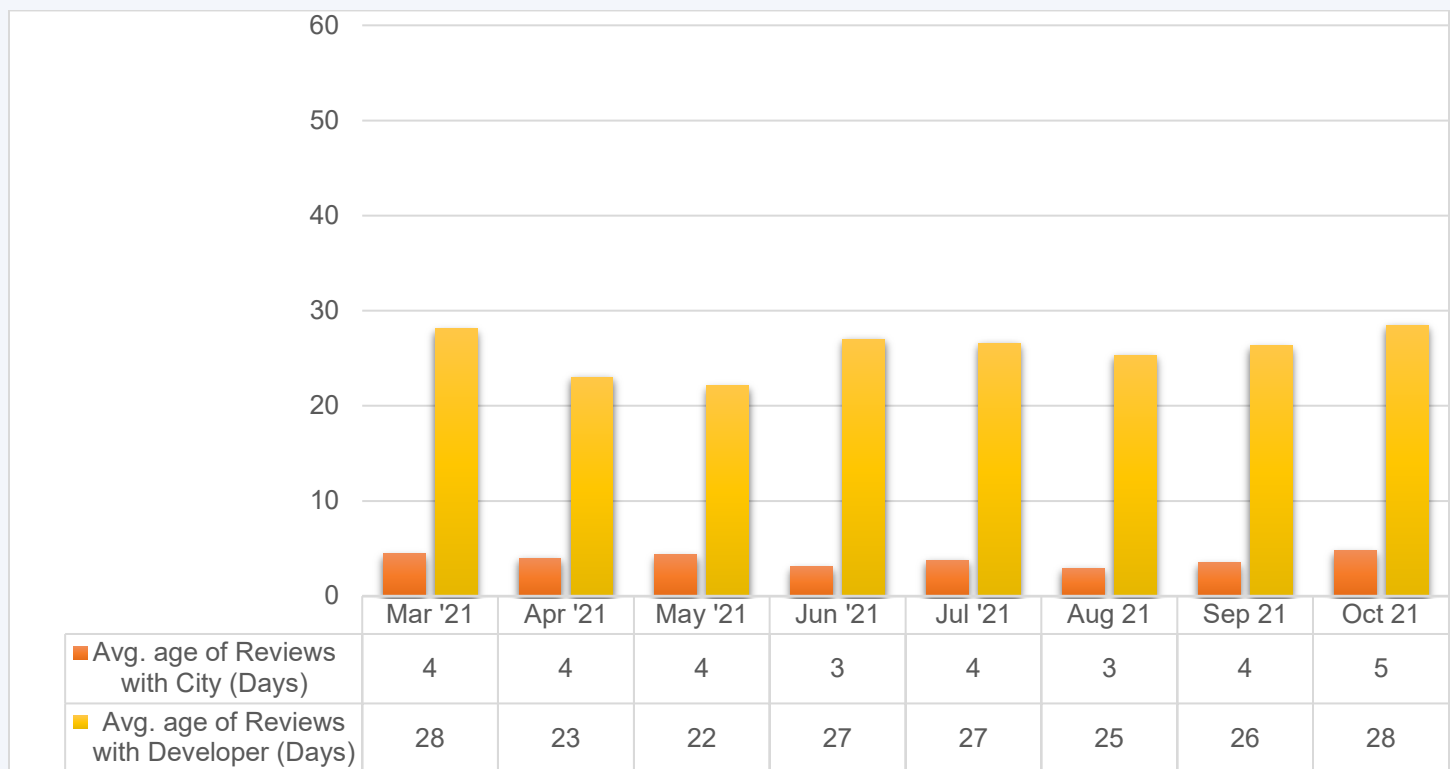
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Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Newly Submitted Water/Sewer Studies

Water	June '21	July '21	Aug '21	Sept '21	Oct '21
Newly Submitted Water Studies	7	11	9	11	15
Water Studies Approved *	10	7	13	10	6
Total Submittals & Resubmittals	32	17	37	28	19
Avg. Water Study Cycle	3.2	2.4	2.8	2.8	3.2
Sewer	June '21	July '21	Aug '21	Sept '21	Oct '21
Newly Submitted Sewer Studies	6	15	9	14	14
Sewer Studies Approved *	7	6	14	11	7
Total Submittals & Resubmittals	26	17	31	26	23
Avg. Sewer Study Cycle	3.7	2.8	2.2	2.4	3.3

* A study can be submitted multiple times prior to the reported month before being approved

Submitted Water/Sewer Studies

Water	June '21	July '21	Aug '21	Sept '21	Oct '21
Water Study Reviews in Process	28	31	29	30	38
Water Study Reviews in Process with City	11	15	15	10	8
Water Study Reviews in Process with Owner	17	16	14	20	30
Avg. Water Study Reviews in Process with City (Days)	10.7	10.2	15.0	11.3	14.6
Avg. Water Study Review in Process with Owner (Days)	10.1	15.1	12.1	7.4	7.1
Sewer	June '21	July '21	Aug '21	Sept '21	Oct '21
Sewer Study Reviews in Process	25	33	29	33	40
Sewer Study Reviews in Process with City	9	19	12	13	9
Sewer Study Reviews in Process with Owner	16	14	17	20	31
Avg. Sewer Study Reviews in Process with City (Days)	9.9	9.7	10.6	10.1	11.1
Avg. Sewer Study Review in Process with Owner (Days)	16.7	12.7	9.9	6.9	29.8

Development Process Improvement

Active Development Process Improvements as of October 2021		
Task	Department/ Staff Assigned	Status
Accela Automation/Website/Technology Improvements (1 in progress)		
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects	Development Services, TPW, ITS	SCube is currently working on ten items on our testing list that ranges from IPRC to CFA.
Development Process Tree (1 in progress)		
Update and republish process trees for each alliance partner reflecting changes in their respective process as a result of HB 3167. Allowing citizens to have a clear, transparent and predictable review of the submittal & review processes	Development Services, Water, and TPW	Staff is updating the new IPRC process to determine what needs to be adjusted, before it is finalized.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	Voice of Business (City staff) and Voice of Customer (VOC) met for the second time to continue the discussion on October 22 nd . A Lean Six Sigma Master Black Belt consultant facilitated the meeting. Recommendations were identified and discussed at the meeting. The next step is for staff to prepare the report of recommendations and to work with stakeholders to implement the recommendations.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	Voice of Business (City staff) and Voice of Customer (VOC) meetings will resume to complete development of the Pre-Platting Work Process Maps.
Tarrant County Interlocal Agreement (1 in progress)		
Update the 2008 Inter Local Agreement with Tarrant County regarding plat approval jurisdiction in the City of Fort Worth's ETJ	Development Services, TPW, and Legal	Staff returned the last version of the County Subdivision Ordinance to their consultant for revisions, and want to take it to the County Commissioners for approval.

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Report produced by the
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